



August 23, 2022

City of Austin - Development Services Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

RE: Engineer's Summary Letter
Crawford Street Commercial Concept Plan
1500 W 35th Street
Austin, Travis County, Texas

Dear staff,

The accompanying concept plan application and plan are submitted to your office describing the engineering principles applied to the Crawford Street Commercial site. This project proposes the construction of a midrise mixed-use building with approximately 15,350 square feet of residential, 150,837 square feet of office space, 91,874 square feet of retail space in the form of a grocery store, associated parking, and associated utility improvements.

This project is located at the southeast corner of the intersection of West 35th Street and Crawford Avenue in the Full Purpose Limits of the City of Austin, Travis County, Texas. This project is located within the Shoal Creek Watershed, which is classified by the City of Austin as an Urban Watershed. This site is not located within the Edwards Aquifer Recharge Zone per the City of Austin or the Texas Commission on Environmental Quality. The tract is currently zoned GR-V-NP.

Water quality for this site will be maintained with a proposed underground partial sedimentation filtration pond.

This concept site plan application is submitted to clarify the following with staff.

1. Staff verification that the proposed development and building uses comply with existing zoning related to utilization of the VMU component. The use breakdown by floor is shown on the architectural sheet at the end of the set. It consists of ground floor retail with lobbies for the upper floors. The upper floors consist of mostly office with up to 4 residential units on levels 2 and 3.
2. Verification that the site complies with the other standard zoning regulations related to height, impervious cover, FAR, etc.
3. Verification of proposed curb cuts shown in the plans along W 35th, W 38th, and Mills.

4. Requirements / allowances to have electric equipment within floodplain / CWQZ as shown on the plans.
5. Allowance for proposed maneuvering of trucks in ROW (Mills Ave only). This is a dead end street with no plan to extend it to 38th due to existing bridge and Shoal Creek Trail entry.
6. Verification that the proposed development will be allowed to match existing sheet flow conditions into Mills.
7. Clarification on whether any improvements that may be required in the COA owned property NE of site would require special approvals (potential utility improvements in that area)
8. Otherwise, compliance with other general development regulations.

Please contact our office should you require any additional items or if you have any questions in your review of the application.

Sincerely,



Mindy Hoang 08/16/2022

Mindy Hoang, P.E.
Project Engineer